

Unit 10 Ipplepen Business Park, Edgelands Lane, Newton Abbot, Devon, TQ12 5UG

To Let - 88 sq m (945 sq ft)



- Flexible lease terms available
- 3 allocated car parking spaces
- Immediately available

Location

The Business Park currently comprises ten business units, which were built in 1990. Ipplepen Business Park represents a development of employment floor space suiting light industrial or distribution occupiers.

Ipplepen Business Park is located in an accessible position situated off the main Newton Abbot to Totnes Road (A381), approximately five km to the south west of Newton Abbot town centre.

Description

The units are of steel portal frame construction with insulated profiled sheet steel cladding to the elevations/roof and power floated solid concrete floors. The units have a minimum eaves height of 2.74 m (9 ft). The units include all mains services including 3 phase electricity but excluding gas. Loading access is via a roller shutter door. The unit is supported by a good level of circulation space and car parking.

Accommodation

	Sq m	Sq ft	£ pa
Unit 10	87.79	945	£7,500

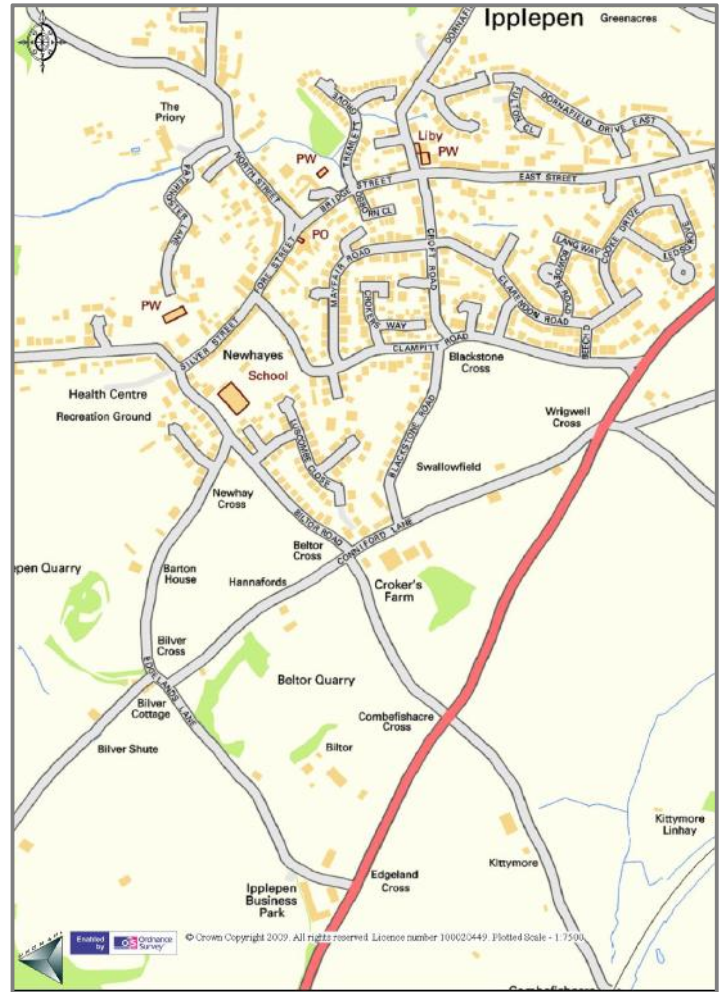
Tenure and Terms

The units are available by way of a new full repairing and insuring lease. The unit is available at a rent of £7,500 per annum and is to be paid quarterly in advance by standing order. The new lease will include upward only rent reviews on a three yearly basis.

Business Rates

Description	Rateable Value
Unit 10	£7,700

Interested parties should make their own enquiries to Teignbridge District Council on (01626) 361101.



Energy Performance Certificate

An EPC has been commissioned and will be available soon.

Viewing

By prior arrangement with the sole agents:

Contact:

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